

# **TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT**

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Will Allen, Redevelopment Administrator/ 954-797-2093

**PREPARED BY:** Will Allen, Redevelopment Administrator

**SUBJECT:** Resolution

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA APPROVING THE CONVEYANCE OF THE WEST ONE -HALF OF LOTS 39 AND 40 IN BLOCK 2 OF "DAVIE LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA TO KAILA GILLINGS; AUTHORIZING EXECUTION OF SAME BY THE APPROPRIATE OFFICIALS OF THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

**REPORT IN BRIEF:** This is one of four resolutions to permit the property ownership to transfer from the CRA to individual owners so that a house can be constructed on the property. This is part of the affordable housing program of the CRA. The CRA purchased these lots for this purpose. One of the two story "Key West" style homes will be constructed on each lot. This is consistent with the redevelopment plan of the CRA. The plan identifies this program as having the CRA acquire the properties to be turned over to individuals to facilitate low and moderate income housing. According to Chapter 163 of Florida Statutes, the governing body or Town Council must approve the transfer of property. A finding must be made that this is consistent with the redevelopment plan. Such disposition of property requires a public hearing by the governing body. The notice for these hearings has been advertised.

The individuals obtaining these four lots have been qualified by the Housing Finance Authority of Broward County and Branch Banking & Trust for construction financing on the appropriate property. The approval of the resolution will permit a closing on the construction loan in the near future. These truly are affordable houses. The CRA is donating the lot and \$16,000 toward the house construction and SHIP funds in the amount of \$40,000 are being used to subsidize the homes. The purchasers are paying approximately \$90,000 each for these 1600 sq. ft. homes with a one car garage.

**CONCURRENCES:** The Davie CRA approved a resolution reaffirming the approval of conveyance of this property to Kaila Gillings at their meeting of January 24, 2005.

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Motion to approve the Resolution.

**Attachment(s):** Resolution

Chart showing cost of housing  
RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA APPROVING THE CONVEYANCE OF THE WEST ONE -HALF OF LOTS 39 AND 40 IN BLOCK 2 OF "DAVIE LITTLE RANCHES AMENDED", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA TO KAILA GILLINGS; AUTHORIZING EXECUTION OF SAME BY THE APPROPRIATE OFFICIALS OF THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Davie Community Redevelopment Agency (hereinafter referred to as "CRA") has title to the property described as:

The West one-half of Lots 39 and 40 in Block 2 of "Davie Little Ranches Amended", according to the Plat thereof as recorded in Plat Book 28, Page 35 of the Public Records of Broward County, Florida, said lands situate, lying and being in the Town of Davie, Broward County, Florida; and

WHEREAS, the CRA reaffirmed this conveyance by means of Resolution CRA R-2005-1 approved on January 24, 2005; and

WHEREAS, Chapter 163 of Florida Statutes concerns the requirements for disposal of property owned by a CRA and Section 163.380(2) requires that the transfer of such property be consistent with the redevelopment plan and requires that the governing body must approve disposition of such property when the property is being disposed of for less than fair value, which in this case is by donation, and that such approval may be done only after a duly noticed public hearing; and

WHEREAS, the Davie Redevelopment Plan states that as part of an affordable housing program certain properties should be turned over to individual(s) to facilitate low and moderate income housing and that the underwriting of the costs of the housing, such as providing land, should be provided; and

WHEREAS, the Town Council of the Town of Davie, Florida conducted a duly noticed public hearing to consider the disposition of the above described property on February 2, 2005; and

WHEREAS, Kaila Gillings has been qualified by the Housing Finance Authority of Broward County and Branch Banking & Trust Co. (BB&T) for construction financing of a house on such lot.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie hereby approves the resolution authorizing the conveyance of the following described property to Kaila Gillings; The West one-half of Lots 39 and 40 in Block 2 of "Davie Little Ranches Amended", according to the Plat thereof as recorded in Plat Book 28, Page 35 of the Public Records of Broward County, Florida,

said lands situate, lying and being in the Town of Davie, Broward County, Florida and authorizes execution of same by the appropriate officials of the Town.

SECTION 2. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2005.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

ATTEST:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005

SCHEDULE "1"

KAILA GILLINGS  
COST OF HOUSING  
NEW CRA HOMES  
(01/14/05)

	House With 1 Car	
	Attached Garage	
Base Price	\$138,600	
Land Value	\$9,000	
(Land donated by the Davie CRA)		
Garage	\$6,540	
SUB TOTAL	\$145,140	
INCREASE (UPGRADES)	\$3,365	
		Upgrades to be included in mtg. Upgrades to include: \$325 Carpet padding, \$465 Upgrade doors, \$675 Kitchen Cabinets, \$950 Add 4th bedroom, \$485 Add Dishwasher, \$350 add wiring for garage door opener, \$25.00 peep hole, \$150 Hook-up for ice maker
Total Cost of Construction	\$	148,505

SHIP FUNDS*	(\$40,000)	\$40,000 toward mortgage & \$2,661 toward water & sewer impact fees
CRA FUNDS**	(\$1,000)	
CRA FUNDS***	(\$15,000)	

TOTAL COST OF MORTGAGE	(plus other associated costs such as escrow fees, closing fees, insurance, etc.)
Kaila Gillings (4 Bedroom)	\$ 92,505
*\$42,661 SHIP subsidy includes \$40,000 towards mortgage and \$2,661 towards water and sewer impact fees	
**CRA provides \$1,000 in predevelopment assistance which reduces the base cost	
***At the 07/26/04 CRA meeting the CRA Board approved additional mortgage assistance in the amount of \$15,000 per house	